



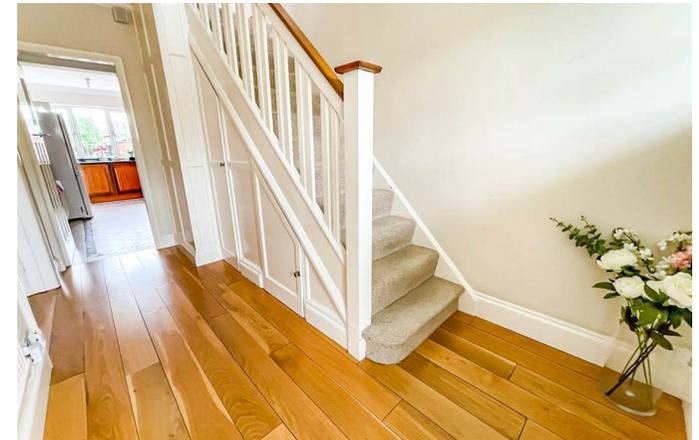
Maple Road, Thurmaston, Leicester, LE4 8AJ

Guide price £450,000

Freehold

Taylor's
Est. 1992

Four Double Bedrooms
 Potential to Extend
 Large 17ft Kitchen
 Further 17ft Utility Room
 26ft Living Room
 Master Ensuite
 Fitted Wardrobes to Two Bedrooms
 Off Road Parking & Garage
 Large Rear Garden
 Viewing by appointment



Welcome

Porch

Entrance Hall 13'5 x 7'0 (4.09m x 2.13m)

Living Room 26'5 x 11'1 (8.05m x 3.38m)

Dining Conservatory 12'5 x 8'5 (3.78m x 2.57m)

Kitchen 17'4 x 7'9 (5.28m x 2.36m)

Utility Room 17'4 x 8'9 (5.28m x 2.67m)

Downstairs WC 5'0 x 3'6 (1.52m x 1.07m)

Integral Garage 16'1 x 9'2 (4.90m x 2.79m)

Stairs & Landing 14'5 x 6'9 (4.39m x 2.06m)

Master Bedroom 17'1 x 8'9 (5.21m x 2.67m)

Ensuite 6'5 x 5'1 (1.96m x 1.55m)

Bedroom Two 11'6" x 9'1" (plus wardrobe depth) (3.51m x 2.79m (plus wardrobe depth))

Bedroom Three 11'3" x 9'1" (plus wardrobe depth) (3.45m x 2.77m (plus wardrobe depth))

Bedroom Four 12'7 x 9'0 (3.84m x 2.74m)

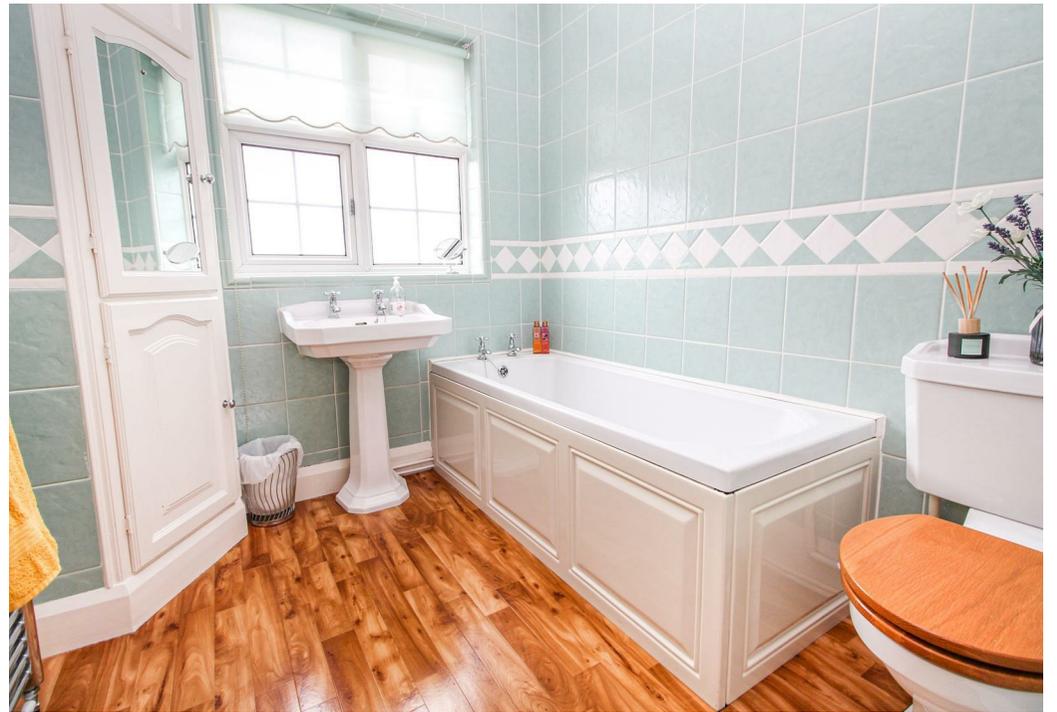
Main Bathroom 7'9 x 6'8 (2.36m x 2.03m)

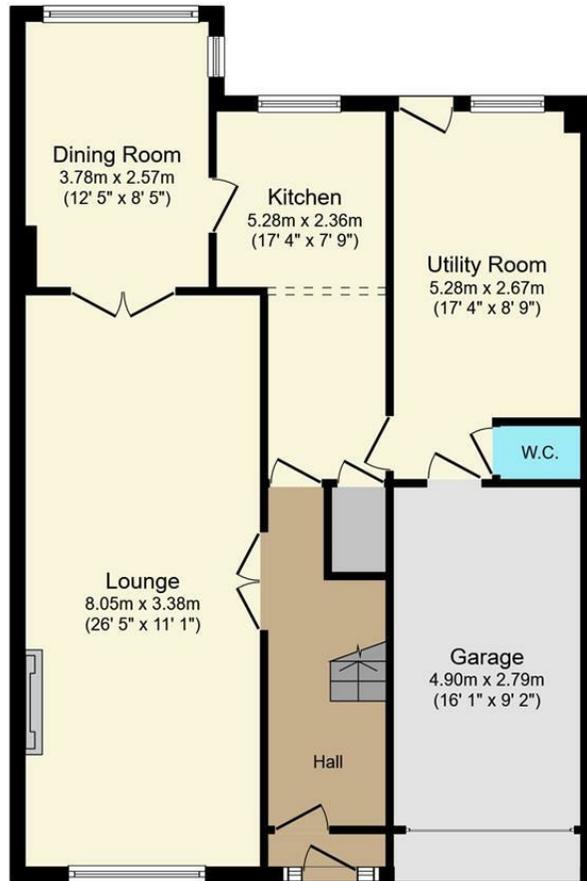
Outside

Viewing strictly by appointment

Guide Price £450,000 - £460,000 |
Four Double Bedrooms | 26ft
Lounge | 17ft Kitchen | High
Specification throughout | Master
Ensuite | Large Rear Garden |
Driveway & Garage | Planning for
further extension | Must be seen

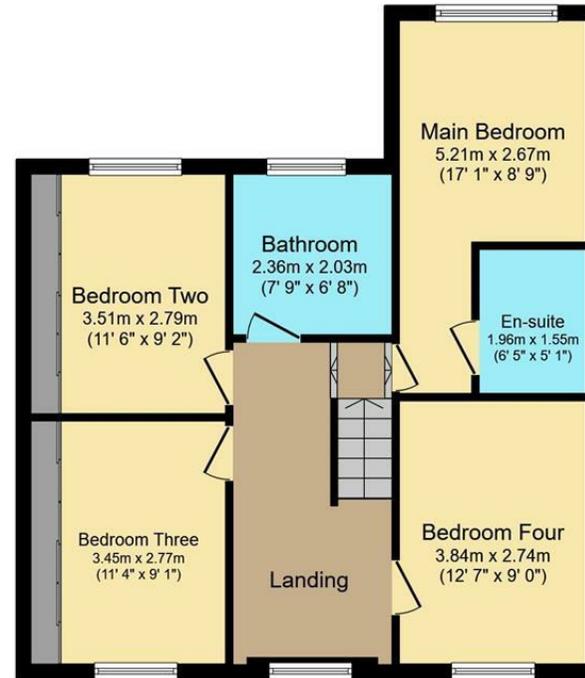






Ground Floor

Floor area 89.0 sq.m. (958 sq.ft.) approx



First Floor

Floor area 61.6 sq.m. (663 sq.ft.) approx

Total floor area 150.6 sq.m. (1,621 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Taylor's 1992 Ltd

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Taylor's

Est. 1992